

**BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

Meeting Date: June 21, 2006

Division: Engineering

Bulk Item: Yes X No     

Department: Facilities Development

Staff Contact Person: Jerry Barnett

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**AGENDA ITEM WORDING:** Approval to terminate the Construction Manager at Risk contract with The Tower Group, Inc. to serve as Advisor during Design and General Contractor for construction of the Murray E. Nelson Government and Cultural Center in Key Largo, and approval to advertise Request for Bids for the construction phase of the project.

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**ITEM BACKGROUND:** In accordance to the Request for Proposals article 1.8 Part B, and the Agreement between the parties dated March 15, 2006, article 14.3 (2), the County may terminate the Agreement and not award the construction phase of the project to the CM at Risk if the Owner and the CM at Risk do not agree upon a Guaranteed Maximum Price (GMP). The Tower Group, Inc. submitted a GMP which was over what the budget allows. Value Engineering and Scope Reductions were proposed, however costs still exceeded budget limitations. See attached analysis.

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**PREVIOUS RELEVANT BOCC ACTION:** On October 19, 2005, the BOCC approved to award a Construction Manager at Risk contract to The Tower Group, Inc. to serve as Advisor during Design and General Contractor for construction of the new Murray E. Nelson Government and Cultural Center. On March 15, 2006, the BOCC approved to rescind the contract of October 19, 2005, and approved to award a revised contract.

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**CONTRACT/AGREEMENT CHANGES:** N/A

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**STAFF RECOMMENDATIONS:** Approval as stated above.

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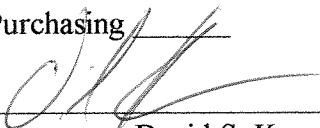
**TOTAL COST:** N/A

**BUDGETED:** Yes N/A No     

**COST TO COUNTY:** N/A

**SOURCE OF FUNDS:** N/A

**REVENUE PRODUCING:** Yes      No X **AMOUNT PER MONTH**      **Year**     

**APPROVED BY:** County Atty      OMB/Purchasing  Risk Management     

**DIVISION DIRECTOR APPROVAL:**   
David S. Koppel, P.E.

**DOCUMENTATION:** Included X Not Required     

**DISPOSITION:**      **AGENDA ITEM #**

**Murray E. Nelson Government and Cultural Center  
Guaranteed Maximum Price (GMP) Analysis**

Construction Budget (Identified in Contract)	\$6,500,000.00
Construction Budget (Actually available for GMP)	8,300,000.00

The Tower Group's GMP	12,485,591.92
(Includes CM at Risk Administration Fee, Construction Fee, and Pre-Construction Fee)	
The Tower Group's Value Engineering Reduction	<u>(1,507,209.60)*</u>
(Includes Adjusted Construction Fee after Value Engineering)	
The Tower Group's Revised GMP	<u>\$10,978,382.32</u>

**\* Value Engineering/Scope Reductions (Proposed):**

<b>Description</b>	<b>Savings</b>
Replace Tensioned Canopies with Parasol Structures	\$57,200
Reduce Concrete Sidewalks from 6" to 4"	2,000
12"X12" Precast Pavers in lieu of 16"X16" Pavers (No savings if shell stone)	19,800
If Credenzas at the Conference Rooms are Not Part of the Built-in Cabinetry	6,500
Administration Support Desks (Rm 202) are not included as Built-in Cabinetry	6,000
Replace Rigid Nailable Roof Insulation with Kraft Faced R-19 Batt Insulation, Add Plywood Above Deck	6,000
Use 7/8" metal furring channels at 16" OC at the bottom side of the Trusses for the Gypsum Ceilings at the Stairwells in lieu of the Drop Ceiling with Metal Framing and Plywood Sheathing.	2,000
Eliminate the Spandrel Panels F-16 and F-17 and Use Steel Beams/Columns and Metal Framing and Drywall at the Second Floor.	8,200
Take the Dimming System Equipment out of the Contract	150,000
Value Engineer Light Fixture Package with an Equal to or Similar Fixture Package	128,000
Reduction or Elimination of Fire Pump Based on Current Flow Text Requirements	21,500
Eliminate Structural Steel Joists and Deck/LWC Underneath Trusses Above the Code Insp. Offices	5,200
Standard Picket Railing at the Stairwells in Lieu of the Mesh Railings	1,200
Eliminate the First Floor Offices 122, 123, 124	89,713
Eliminate the Tower at the Front Entrance	47,518
Eliminate Second Floor Offices Rm 214, 222, 223	82,277
Eliminate the Roof Dormers	36,313
Have a Remote Office Suite on 2 <sup>nd</sup> Floor to Shell	11,481
Change Grasspave area to Grass on Shellrock Base with Removable Bollards	38,593
Steel Scissor Trusses 4' OC with a Gyp. Board Ceiling Assembly in Lieu of the Heavy Timber	28,100
Replace Generator with 60KW Generator	235,000
Cut Roof Overhangs from 6'0" reduction in standing seam roofing and truss cost	14,100
Eliminate the entire back of house area behind the stage (RRms 105, 106, 107, 108), Replace with an open air porch with pavers and a standing seam roof	84,330
Reduction of Augercast Piles/Pile Caps Required on the Project (Pile Caps Only, Still More Savings)	55,600
Take out Removable Stage and Retractable Walls	74,000
Sales Tax Savings (Monroe County purchase materials)	<u>250,000</u>
Total Value Engineering	\$1,460,625
Savings on adjusted construction fee after Value Engineering	46,585
Total	<u>\$1,507,210</u>